

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R18224

Property Information

property address: 718 N ROSEMARY
legal description: BEVERLY ESTATES, LOT 2 & 3 (PT OF), ACRES 1.79
owner name/address: SENER, CARL C III & DEBRA M
718 N ROSEMARY DR
BRYAN, TX 77802-4307

full business name: _____

land use category: Residential single-family type of business: _____

current zoning: RD-7 occupancy status: occupied

lot area (square feet): 77,972 frontage along Texas Avenue (feet): n/a

lot depth (feet): 344.8 ft sq. footage of building: 5,573

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
lot width: 209.29 ft.

Improvements

of buildings: 1 building height (feet): 20 # of stories: 2

type of buildings (specify): large residential home w/ attached guesthouse & garage/carport
brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1956 accessible to the public: ☐ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) large carport on side
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 3

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: very good parking

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: very nice landscaping... well maintained

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

